

Purpose of LDRP and Definitions

PURPOSE:

Who uses this document:

The Landscape Development Requirements and Policies (LDRP) is intended for the landscape architect preparing construction documents in the form of Building Permit or Improvement Plans, or in preparing preliminary design documents in the form of a Site Plan and Architectural Review for review by the City of Fremont. Some items will require coordination with other disciplines such as civil engineer, planner, arborist or others.

What the document does:

The LDRP assembles most of the City of Fremont Council adopted landscape requirements, Regional and State landscape requirements, and Bay-Friendly Landscape requirements (BFL) into one easy to use checklist to assist the applicant/landscape architect when submitting for Building Permit or Improvement Plan approval. The checklist is not required at the time of planning entitlement review (Site Plan and Architectural Review), but it can assist the design team to develop a plan that will ultimately be subject to these requirements during detailed (construction documents) review. Stand alone single-family residential home projects (with less than 5,000 square feet of landscape area) are not required to meet the standards in this document unless conditioned through a separate approval, such as a Planned District zoning condition.

Why should this document be followed:

The primary reason to use this document is to accelerate the Building Permit and Improvement Plan review process so that applicants can move their project through City approval in the most efficient manner possible. Landscape projects that address all the applicable requirements accurately in their first submittal, along with the completed checklist, should be able to gain approval in 2 or 3 reviews (not withstanding other city permit requirements).

In addition to efficient plan reviews, this document can assist the design team to organize and coordinate the multiple landscape requirements and forms set out in the Fremont Municipal Code, State of California Water Efficient Ordinance (WELO), Municipal Regional National Pollution Discharge Elimination System Permit Provision C.3 (C.3), City Tree Preservation Ordinance, Bay-Friendly Landscape Guidelines (BFL), and other outside agency policies.

DEFINITIONS:

Bay-Friendly Landscape (BFL):

Bay-Friendly Landscape, a program of Stopwaste.org, is a holistic approach to the design and maintenance of landscape to support the integrity of the San Francisco Bay watershed through best practices such as designs that include, but are not limited to, strong harmony with the native and natural conditions, reduced waste, reduced runoff, integrated pest management, improved healthy soils with less fertilizers, and water conservation measures. To qualify as a Bay-Friendly Landscape, the design must meet a minimum 9 Required Practices plus 60 points on a 215 point scorecard. Fremont encourages all landscape to achieve this goal, but at a minimum, projects must meet 7 of the 9 Minimum Required Practices. Council adopted the "7 of 9" requirement in Resolution 2009-40.

WELO:

WELO is the acronym for **Water Efficient Landscape Ordinance**. On January 1, 2010 the State of California WELO became effective on all non-single family home projects with landscape larger than 2,500 square feet in size. Stand alone single family home projects with landscape areas larger than 5,000 square feet are subject to the WELO. The City of Fremont is required to enforce the State Ordinance through the Building Permit plan review process. WELO establishes many landscape and irrigation water conservation techniques, which are included here in this Document. To review the full State Ordinance, visit: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

WELO applies to the following project types that require building permit or improvement plan review and approval:

- Except as described below, any project with landscaped areas greater than 2,500 including developer installed single family and multi-family projects.
- Any homeowner provided or homeowner-hired single family and multi-family residential projects with a landscape area equal to or greater than 5,000 square feet.

Tree Survey Requirements:

The City regulates the removal and destruction of existing trees to preserve the visual beauty that trees provide to the residents and visitors; environmental benefit they provide, such as reducing heat buildup and controlling wind and erosion; and their contribution to property values. Trees have value as individual trees, as groups of trees, and as components of the overall urban forest. To the extent that trees are contributing in these ways to the public welfare of the people of the City of Fremont, trees are protected and preserved through the regulation of their removal and damage to them. The complete Tree Preservation Ordinance is available on line at: www.fremont.gov/landscapepolicies

Fremont Municipal Code (FMC):

The City Council enacts Ordinances that influence and regulate development in Fremont. The citations to the FMC in the checklist are referring to the Zoning code, Tree Preservation code, or Subdivision code. The full Fremont Municipal Code is available for view at: <http://www.codepublishing.com/ca/fremont/>.

Municipal Regional National Pollution Discharge Elimination System Permit Provision C.3 (C.3):

The new Municipal Regional National Pollutant Discharge Elimination System Permit (also known as the MRP), issued by the San Francisco Regional Water Quality Control Board, regulates stormwater pollution. The MRP requires 70+ municipalities in the Bay Area, including the City of Fremont, to place conditions on development projects to incorporate site design measures, source controls, treatment measures, and for larger projects, flow duration controls. Permit provision C.3, titled New Development and Redevelopment gives local responsibility to include low impact development (LID) techniques on projects. The LDRP Checklist is limited to landscape-based LID solutions and coordination of those solutions with other City requirements. The complete City stormwater requirements can be found at: <http://fremont.gov/stormwaterdevelopment>.